

7-9-113. LANDSCAPING AND SCREENING.

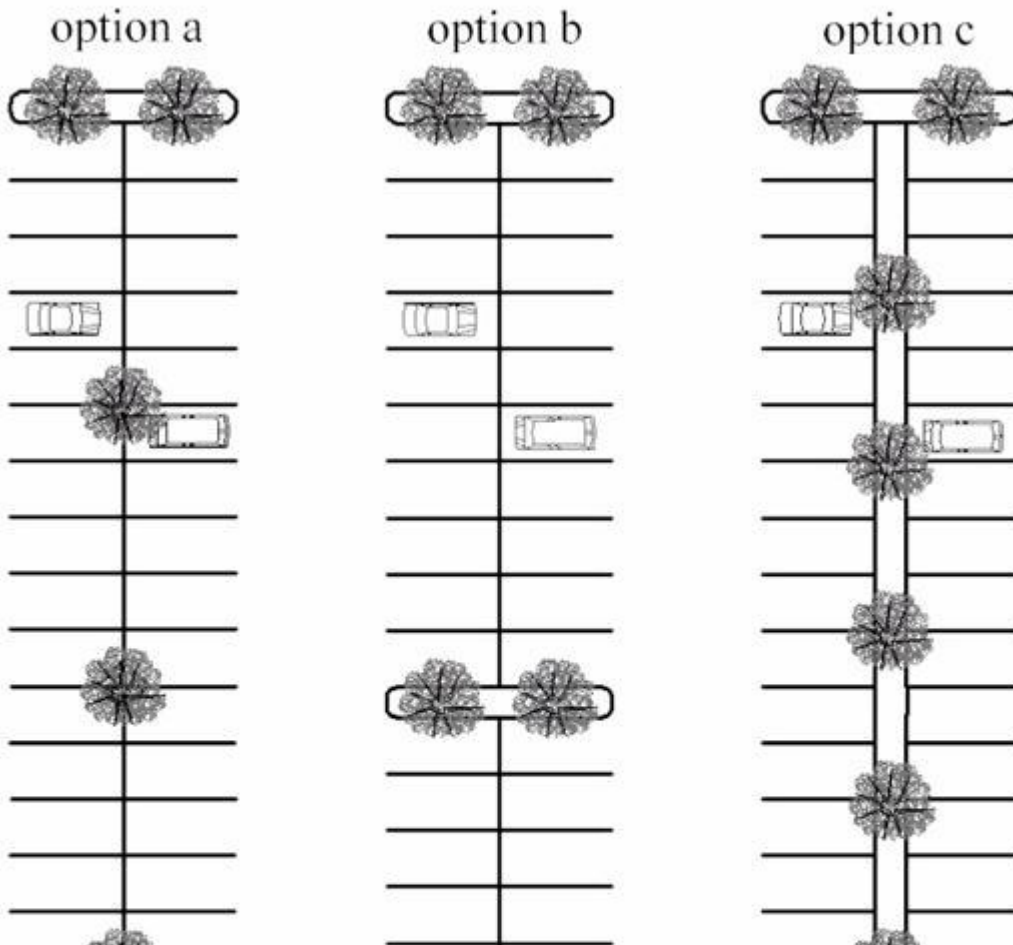
(1) Parking lots with five or more spaces must have a minimum of a 10-foot wide landscape strip in side yards adjacent to any street and a minimum of a 20-foot wide landscape strip in front yards. A 10-foot wide landscape strip shall incorporate a 2-foot high masonry screen wall with the landscaping sloping upward to the top of the wall. 20-foot wide landscape strips shall incorporate a berm with a minimum elevation of three feet above the adjacent sidewalk. Exterior perimeters of the parking lot, which are not adjacent to a street, shall have a minimum of a five-foot wide landscaping strip.

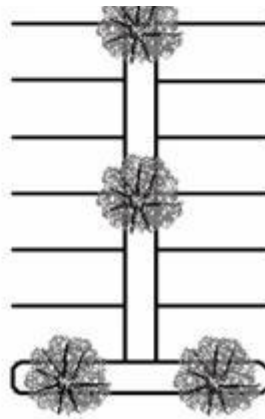
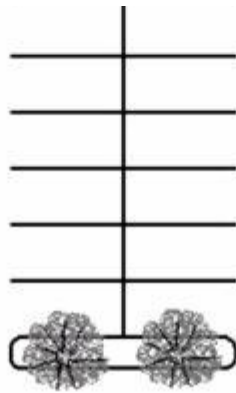
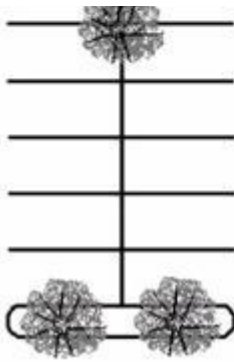
(2) At least 15 square feet of landscaping for each parking space shall be provided within the interior of all off-street parking areas. Such landscaping shall be dispersed throughout the interior of the parking area. For parking areas with 20 or more total parking spaces in a double-loaded aisle, landscaping shall include at least a 5' x 36' landscape area with two trees at each end of the aisle. For parking areas with 28 or more total parking spaces in a double-loaded aisle, landscaping shall include at least a 5' x 36' landscape area with two trees at each end of the aisle and incorporate one of the four options below (Figure 7.1):

- (a) 5' x 5' tree diamonds placed no more than 7 parking spaces apart;
- (b) 5' x 36' landscape areas with two trees placed 10 parking spaces apart;
- (c) a 5' landscaped median with trees planted 40' apart; or
- (d) other similar designs that disperse landscaping throughout the parking area and are acceptable to City staff.

(3) All landscaped areas shall consist of at least 50% live plant materials and be serviced by a permanent underground water system. The remaining 50% may include mineral or nonliving organic permeable material. Landscape areas that are less than 8 feet wide shall utilize drip or bubbler irrigation and shall not include sod. Trees shall be planted in the landscape areas at a minimum ratio of one tree per 300 square feet of gross landscape area.

(4) Parking lots of five or more spaces shall provide a masonry wall six feet in height when parking lots are adjacent to a residential use. The six-foot height of the wall shall be measured from the parking lot asphalt grade to the top of the screen wall. This solid barrier shall be maintained in good condition without any advertising thereon. When future commercial use of neighboring properties is recommended in the General Plan or when the subject property borders an educational facility, a waiver or substitute for the wall requirement may be approved. The waiver or substitution may be approved by the Planning Commission for conditional uses or by the Community and Economic Development Director or designee for permitted uses.

Figure 7.1



(Ord. No. 01-49 Amended 11/20/2001; Ord. No. 02-59 Amended 09/17/2002;)